

**CITY OF GAUTIER  
Business Item #1  
Fact Sheet**

**Council Meeting:**  
**Title:**

**May 6, 2014**  
**Consideration of a Citizen-Initiated Rezoning of Property on Martin Bluff Road from R-1 to MURC-2 (GPC #14-02-RZ). Greg Williams, applicant, property owner. Quasi-Judicial Proceedings**

**Introduced by:**  
**Contact Person/Telephone**

**Chandra Nicholson 497-8000 Ext. 312**

**Summary Explanation: Consideration of a Citizen-Initiated Rezoning of Property on Martin Bluff Road from R-1 to MURC-2 (GPC #14-02-RZ). Greg Williams, applicant, property owner. Quasi-Judicial Proceedings.**

**EXHIBITS FOR REVIEW**

<b>Resolution</b>	<input type="checkbox"/>
<b>Ordinance</b>	<input checked="" type="checkbox"/>
<b>Contract</b>	<input type="checkbox"/>
<b>Minutes</b>	<input type="checkbox"/>
<b>Plan Maps</b>	<input type="checkbox"/>
<b>Order</b>	<input type="checkbox"/>
<b>Other</b>	<input type="checkbox"/>
<b>Submittal Authorization</b>	<b>City Manager</b>

**Staff Recommendation:**  
**Approval**

**Motion Made by:**

Gollott	<input type="checkbox"/>	Martin	<input type="checkbox"/>	Jones	<input type="checkbox"/>	Guillotte	<input type="checkbox"/>	Vaughan	<input type="checkbox"/>	Anderson	<input type="checkbox"/>	Colledge	<input type="checkbox"/>
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**Second Made by:**

Gollott	<input type="checkbox"/>	Martin	<input type="checkbox"/>	Jones	<input type="checkbox"/>	Guillotte	<input type="checkbox"/>	Vaughan	<input type="checkbox"/>	Anderson	<input type="checkbox"/>	Colledge	<input type="checkbox"/>
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<b>Voted as follows:</b>		<b>AYES</b>	<b>NAYS</b>	<b>Abstained</b>	<b>Absent</b>
<b>Mayor</b>	<b>Gollott</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>At Large</b>	<b>Martin</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ward 1</b>	<b>Jones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ward 2</b>	<b>Guillotte</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ward 3</b>	<b>Vaughan</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ward 4</b>	<b>Anderson</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Ward 5</b>	<b>Colledge</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Action Taken:**

There came for consideration of the Mayor and Members of the Council of the City of Gautier, MS the following:

## **ORDINANCE NUMBER 000-2014**

**AN ORDINANCE OF THE CITY OF GAUTIER, MISSISSIPPI, RELATING TO THE REZONING OF 24.18 ACRES MORE OR LESS TO MURC-2 MIXED USE RECREATION COMMERCIAL-2; GENERALLY DESCRIBED AS PROPERTIES NORTH AND EAST OF CAMBRIDGE SQUARE SUBDIVISION; MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; PROVIDING AUTHORITY; MAKING FINDINGS OF FACT; PROVIDING FOR A ZONING MAP AMENDMENT; AND SETTING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI, AS FOLLOWS:**

### **SECTION 1. AUTHORITY.**

The authority for enactment of this ordinance is Section 17-1-5, Mississippi Code Annotated Section 17-1-15 (1972), Mississippi Statutes.

The City Council of Gautier finds that a rezoning is necessary. A public hearing was held before the Gautier Planning Commission on April 3, 2014, and the Commission recommended that Council deny the change for a zoning map amendment to adopt the MURC-2 Mixed Use Recreation Commercial. The City Council has conducted a public hearing on May 1, 2014 after giving due public notice pursuant to the Public Hearing Process of the City's Unified Development Ordinance.

### **SECTION 2. PROPERTY REZONED.**

The property generally described as commencing at the Southeast corner of Lot 175, Cambridge Square Subdivision, Part 3, per Book 13, Page 39 Records of Plats of Jackson County, Mississippi; thence run North 0 degrees, 17 minutes, 0 seconds East 832.99 feet to a point; thence run South 72 degrees, 34 minutes, 0 seconds West 668.70 feet along a fence; thence run North 71 degrees, 37 minutes, 0 seconds West 386.00 feet along a fence: thence run North 0 degrees, 27 minutes, 0 seconds West 294.10 feet; thence run South 89 degrees, 57 minutes, 38 seconds East 1078.87 feet; thence run North 0 degrees, 0 minutes, 36 seconds West 192.06 feet; thence run North 84 degrees, 2 minutes, 20 seconds East and to the Northwest corner of lands devised to J.B. Morgan, Jr. by J.B. Morgan; thence run South 0 degrees, 0 minutes, 0 seconds East 718.64 feet; thence run South 64 degrees, 28 minutes, 9 seconds East 696.46 feet to the Northerly margin of Martin Bluff Road and back to the Point of Beginning. Not including any lands devised by J.B. Morgan to J.B. Morgan, Jr. in Section 24 of Jackson County, Mississippi and as described in that certain Substituted Trustee's Deed dated June 20, 2000. Jackson County Parcel No. 82424003.000 which is comprised of approximately 24.18 acres, is hereby rezoned to MURC-2 Mixed Use Recreation Commercial-2.

### **SECTION 3. FINDINGS OF FACT.**

The City Council finds that the character of the surrounding area has changed to such an extent to justify rezoning AND that there is a public need for additional property to be zoned MURC-2 Mixed Use Recreation Commercial-2.

The City Council finds that Martin Bluff road has become more of a commercial corridor and soon will be widened and include a multi-use pathway. A property just northeast of the subject property has already been rezoned to MURC-2. The Cambridge Square Subdivision has aged, so an adjacent new subdivision may not be desirable at this location.

The City Council also finds that the City of Gautier has become known as "Nature's Playground". More and more tourists are coming to the area for nature related activities. With

the lack of hotels in the area, mixed use recreation commercial zoning provides alternative options for residents and tourists for long term and short term housing.

**SECTION 4. ZONING MAP AMENDMENT.** The Official Zoning Map of the City of Gautier is hereby amended to include a change of classification from R-1 Low Density Residential to MURC-2 Mixed Use Recreation Commercial-2 for property identified as Jackson County Parcel No. 82424003.000.

**SECTION 5. SETTING EFFECTIVE DATE AND APPEAL.** This Ordinance shall become effective 30 days after approval by the City Council and signature of the Mayor.

Motion made by BLANK, seconded by BLANK and the following vote was recorded:

AYES:

NAYS:

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Gordon T. Gollott, Mayor

ATTEST:

\_\_\_\_\_  
Cindy Russell, City Clerk

\_\_\_\_\_  
Josh Danos, City Attorney

Codification Instructions: Not Codified.